



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2408715
Applicant Name: Christopher Vanvick and Ewing & Clark Construction Services, LLC for George Marble
Address of Proposal: 2112 SW Holden Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to construct two, three-story, two unit townhouse structures (total of four units) in an Environmentally Critical Area. Parking will be located with the structures. Surface parking for the remaining single family home will be located on the site.

The following approval is required:

SEPA - Environmental Determination
(Chapter 25.05, Seattle Municipal Code (SMC))

SEPA DETERMINATION [] Exempt [X] DNS [] MDNS [] EIS

[] DNS with conditions

[] DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The 14,893 square foot parcel is zoned Lowrise 2 (L-2) and developed with a two-story single family home and detached garage.

The topography of the site consists of a gentle slope with the high side being along Delridge Way SW. There are many mature trees and vegetation on site with most trees proposed to remain. Longfellow creek is located about 60 feet west of the subject site on an adjacent parcel. The top of bank for the creek, which denotes the required buffer, is on the subject site; therefore, the subject site is designated to be in a riparian corridor which is an Environmentally Critical Area (ECA).

Southwest Holden Street borders the site on the south and is designated an arterial street. Delridge Way SW borders the site on the east and is designated an arterial street.

Surrounding property is zoned L-2 to the north and west and is undeveloped property owned by City of Seattle; to the south across SW Holden Street is zoned Lowrise 1 and Lowrise 2 and developed with multifamily housing; and property to the east across Delridge Way is zoned Single Family 5000 and developed with single family housing.

Proposal

The proposal consists of constructing two, three-story, two-unit duplex buildings on the eastern portion of the site. Attached one-car garages will be provided for each unit, and one surface parking space will be provided for the existing single family home. The existing detached garage will be demolished. Access to the site will be from SW Holden Street via the existing 10 foot wide driveway. No additional curbcuts are proposed.

A future unit lot subdivision application is expected to be submitted.

Public Comment

No public comments were received during the comment period which ended on July 6, 2005.

ANALYSIS - SEPA

The proposal site is located in a riparian corridor, thus the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated May 5, 2005 and annotated by the Department. The information in the checklist and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation subject to some limitation". The Overview Policy in SMC 23.05.665 D1-7, states that in limited circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts.

The policies for specific elements of the environment (SMC 25.05.675) describe the relationship with the Overview Policy and indicate when the Overview Policy is applicable. Not all elements of the environment are subject to the Overview Policy (e.g., Traffic and Transportation, Plants and Animals and Shadows on Open Spaces).

Short-term Impacts

The following temporary or construction-related impacts on the identified critical area are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance and DR 3-93 and 3-94 regulate development and construction techniques in designated ECA areas with identified geologic hazards. The Building code provides for construction measures and life safety issues. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

The area of disturbance during construction to construct a storm water detention tank and demolish the detached garage will be within the 100 foot riparian corridor but about 80 feet from the top of the bank for Longfellow Creek. No construction is proposed in the creek buffer.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces and loss of plant and animal habitat.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA Ordinance, the Stormwater, Grading and Drainage Control Code which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts on the identified environmentally critical area.

The proposed structures will be primarily outside the 100 foot riparian buffer. The proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations and no further conditioning is necessary.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.

☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS –SEPA

None.

Signature: _____ (signature on file) Date: October 27, 2005
Jess E. Harris, AICP, Senior Land Use Planner

JES:bg

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